

**\*\*\* AGENDA \*\*\***  
**CITY PLANNING COMMISSION**  
**J. MARTIN GRIESEL ROOM**  
**TWO CENTENNIAL PLAZA – SUITE 720**  
**805 CENTRAL AVENUE**

**April 21, 2017**  
**9:00 AM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**     Consider the minutes of April 7, 2017. (page 2)

**DISCUSSION ITEMS – LEGISLATIVE**

- ITEM 1**     A report and recommendation on the relocation of the Lincoln Statue in Lytle Park in the Central Business District. (Bihl) (page 9)
- ITEM 2**     A report and recommendation on a proposed zone change for the properties located at 628, 630, and 632 Neave Street from RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) in Lower Price Hill. (Bere/Urbanski) (page 13)
- ITEM 3**     A report and recommendation on a proposed zone change at 806-808 Oak Street from RMX (Residential Mixed) to CN-P (Commercial Neighborhood-Pedestrian) in Walnut Hills. (Kellam) (page 25)
- ITEM 4**     A report and recommendation on the proposed establishment and construction of a new public facility at 1532-1536 Brewster Avenue in Evanston and the appropriateness of using the building for a public use. (Kellam) (page 32)

**OTHER BUSINESS**

**DIRECTOR'S REPORT**

**ADJOURN**

# PROCEEDINGS OF THE CITY PLANNING COMMISSION

**April 7, 2017**

## **Regular Meeting**

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel DrieHaus, City Manager Harry Black, Ms. Anne Sesler, Councilmember Amy Murray, Mr. John Eby, and Mr. Byron Stallworth.

Also in attendance were: Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Hannah Urbanski, Ms. Lauren Bihl, Ms. Stacey Hoffman, Mr. Steve Briggs, and Ms. Bonnie Holman.

Mr. DrieHaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

Mr. DrieHaus stated that the City Planning Commission and the Department of City Planning had received a note from Mrs. Ronald Koettters thanking them for their kind expression of sympathy and beautiful floral arrangement. Mr. Koettters was a wonderful man.

Mr. DrieHaus said that a new member had been appointed to the City Planning Commission to replace Mr. John Schneider since his term had expired. He asked Mr. Graves to introduce him. Mr. Graves welcomed Mr. John Eby and said that he needed to be sworn in and then could say a few words about himself. Mr. Eby was sworn in as a member of the City Planning Commission by Mr. Haynes.

Mr. DrieHaus stated that Dr. vom Hofe could not be at the meeting and waited to ensure there was a quorum before leaving.

**The Commission approved the last prior meeting's minutes (March 17, 2017).**

Ms. Murray made the motion, which Mr. Stallworth seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. DrieHaus.

Ms. Murray asked if Mr. Eby could introduce himself at that time.

Mr. Eby said that he was a lifelong resident of the City of Cincinnati, an electrical engineer by trade and had been in the business for over 30 years. He said he was the Director of Prime MEP Services for KZF Design. He stated that he had lived in Westwood for the last 24 years and done

development and community work. He was one of the co-founders of Westwood Works, an asset based corporation that brought the community together regarding issues that were important to Westwood. Mr. Graves stated that Mr. Eby had been very active in the Westwood neighborhood and the Department of City Planning staff looked forward to working with him.

Mr. Driehaus said that there were speakers for Items 2, 6, and 7 on the Consent Agenda and entertained a motion to move the Items to the Discussion Agenda.

**The Commission approved moving Item 2 to the Legislative Consent Agenda and Items 6 and 7 to the Quasi-Judicial Consent Agenda.**

Mr. Eby made the motion, which Mr. Driehaus seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. Driehaus.

**Consent Agenda - Legislative**

**Item 1** was a report and recommendation for the lease of City-owned property located at 956 Purcell Avenue in East Price Hill to Turner Farm Inc. Department of City Planning staff recommended approval.

**Item 3** was a report and recommendation on the sale of a section of vacated right-of-way along Old Red Bank Road in Madisonville from the City to RBM Development, LLC. Department of City Planning staff recommended approval.

**Item 4** was a report and recommendation on the dedication of a portion of South Street within Metro West Commerce Park in Lower Price Hill. Department of City Planning staff recommended approval.

**The Commission adopted staff's recommendations for Items 1, 3 and 4 on the Legislative Consent Agenda.**

Ms. Murray made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. Driehaus.

**Consent Agenda – Quasi-Judicial**

**Item 5** was a report and recommendation on variances to the Zoning Code to permit the subdivision of land at 809 Mann Place in Avondale. Department of City Planning staff recommended approval.

**Item 8** was a report and recommendation on variances to the Zoning Code to permit the subdivision of land at 2610 Riverside Drive in the East End. Department of City Planning staff recommended approval.

**The Commission adopted staff's recommendations for Items 5 and 8 on the Quasi-Judicial Consent Agenda.**

Mr. Eby made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. Eby, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

**Discussion Agenda - Legislative**

Ms. Hannah Urbanski presented **Item 2**, a report and recommendation for the lease of City-owned property at 719 State Avenue in Lower Price Hill to BLOC Ministries. The Department of City Planning staff recommended approval.

Mr. Driehaus confirmed that the lease was for one year and stated that the City Planning Commission received several letters and emails, in advance of the meeting.

Mr. Gregory Lang, Lower Price Hill Community Council member, stated that Model Group had approached the neighborhood and they created a plan. The plan was presented to the neighborhood and created a greenspace on the west side of State Avenue. He said he objected to the creation of a black top parking lot at 719 State Avenue.

Mr. Jack Degano, President of the Lower Price Hill Community Council, said he objected to the lease and said it was not a safe area for sports. He said he objected to charging people to park in the lot.

Ms. Murray asked if the Lower Price Hill Community Council held a vote regarding the lease. Mr. Degano responded that they had. Ms. Murray asked if Model and BLOC Ministries had attended a meeting and Mr. Degano responded that they had in October 2016. Ms. Murray asked if there was an official Model plan. Mr. Degano said that there were City staff present when Model presented their plan.

Mr. Dwight Young, Director of BLOC Ministries, stated that they listened to the neighborhood and that they had already removed the basketball goal. He said they never intended to charge for parking and that the lot would be available for business customers during the daytime and for residents in the evening. He said that they had been overseeing the lot for five years and had installed lighting, cleaned the hillside and was instrumental in getting the railing replaced on the steps. He said the improvements helped alleviate the drug trafficking that had been present. He said he was concerned about safety issues for the families of BLOC employees that lived in the immediate area. He said he agreed with the Model plan and would not stand in the way when they were ready to proceed.

Mr. Driehaus asked Ms. Urbanski if she foresaw any issues with Model and BLOC and she responded that she did not. Mr. Driehaus asked about funding for the parking lot and Mr. Young responded that they had the funding for the parking lot improvements as well as for cameras. He reiterated that there would be no charge for the parking.

**The Commission adopted staff's recommendations for Item 2 on the Legislative Discussion Agenda.**

Ms. Murray made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. Eby, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Ms. Stacey Hoffman presented **Item 6**, a report and recommendation on a Record Plat for Sanctuary Court Subdivision in East Walnut Hills. The Department of City Planning staff recommended approval.

Ms. Sesler asked if the East Walnut Hills Assembly had weighed in on the issue and Ms. Hoffman said that they had not.

Mr. Edwin Pfetzing, property owner, said that the East Walnut Hills Assembly had not voted on the issue. He said that in his experience he had never met a better developer than D-HAS Architecture & Design. In response to Ms. Sesler, he said that the houses would be market-rate.

Mr. Doug Hinger, President of D-HAS Architecture & Design, stated that the homes would be approximately 2,400 square feet. In response to Mr. Driehaus, Mr. Hinger said that the demolition had begun and construction would start in 2-3 months.

**The Commission adopted staff's recommendation for Item 6 on the Quasi Judicial Discussion Agenda.**

Mr. Stallworth made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. Eby, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Ms. Hannah Urbanski presented **Item 7**, a report and recommendation on a proposed expansion of the Veracruz restaurant at 3106 Price Avenue, within Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill. Department of City Planning staff recommended that the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning staff findings that the permit applications conform to the application review guidelines for Interim Development Control Overlay District No. 80, Incline District Investment Area, and meets the standards set forth in

Cincinnati Zoning Code Sections 1431-17 and 1445-13, as discussed on pages one to four (1-4) of this report; and,

2. **APPROVE** The proposed expansion at 3106 Price Avenue, the Veracruz restaurant, within Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill.

In response to Ms. Sesler's mention of a grassy area, Ms. Urbanski stated that the grass had already been removed and the site leveled.

Mr. Driehaus stated that there were no letters or emails objecting to the project.

**The Commission adopted staff's recommendations for Item 7 on the Quasi Judicial Discussion Agenda.**

Ms. Murray made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. Eby, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Mr. Steve Briggs presented **Item 9**, a report and recommendation on a change in zoning for property located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in Evanston from RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72) DeSales Flats III, a Major Amendment to the Concept Plan and Final Development Plan. Department of City Planning staff recommended that the City Planning Commission take the following actions:

1. **APPROVE** a change in zoning located at 3001 Woodburn Avenue, and 1521 and 1523 Gilpin Avenue in Evanston from RMX Residential Mixed District and CC-M Commercial Community Mixed District to expand the existing Planned Development #72 (PD-72) DeSales Flats III and;
2. **APPROVE** a Major Amendment to the original Concept Plan to increase the residential density from 92 dwelling units to 116 dwelling units with the addition of a fourth building fronting Gilpin Avenue, reconfigure the parking lot with 148 parking spaces, a maintenance building and;.
3. **APPROVE** a Final Development Plan and noise level requirements cited above for DeSales Flats III within Planned Development #72 (PD-72) at 3001 Woodburn Avenue in Evanston and;

4. **ADOPT** the Department of City Planning Findings that Planned Development #72 (PD-72) DeSales Flats III is in compliance with §1429-15 as described on page 5 of this report and;
5. **REQUIRE** a covenant for the use of the parking lot, pool and fire pit areas by apartment residents pursuant to § 1429-15(d).

Mr. Chad Munitz, Vice President of Development for Towne Development Group, stated that they had acquired additional property at 1521 and 1523 Gilpin Avenue to enlarge the existing Planned Development. The 0.5235 acres of property would allow for an additional apartment building and expansion of the parking lot. He said that they had approval from the Evanston Community Council and the East Walnut Hills Assembly. Mr. Driehaus stated that there was a demand for additional units within walking distance of the business district and that it was similar to their DeSales Corner project. Mr. Munitz responded that the materials would actually be of higher quality and would wrap around all sides of the buildings. The parking for all building residents and their guests would be located in the parking lot.

Mr. Stallworth asked if the apartments would be market rate and if the contractors would include Small Business Enterprises. Mr. Munitz responded that the majority of the units would be one bedroom and rent for approximately \$160.00 per square foot. In regards to inclusion, he said that they had a meet and confer and that the market was competitive and their inclusion rate was about 30%.

Mr. Eby asked about the water control due to the large expanse of paved parking lot. Mr. Tony Tuttle, engineer for the project, stated that there was an underground catch basin with an outlet toward Gilpin and into the city storm sewer. Mr. Munitz stated that the project was planned to be certified LEED Gold. Mr. Eby said permeable parking lots were a good idea.

Mr. Edwin Pfetzing, of Woodburn Avenue, stated that Towne Properties had met with Mr. Ben Davis, an abutting neighbor, and they agreed to give Mr. Davis an extra 18 inches to the east of his property line to expand his driveway and install a privacy fence along the same property line instead of the decorative see through fence to be placed around the rest of the development. He said he supported the project.

**The Commission adopted staff's recommendations for Item 9 on the Legislative Discussion Agenda.**

Mr. Stallworth made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Mr. Eby, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

### **Other Business**

Ms. Elizabeth Hoffman Huddleston, Sister City representative, introduced two visitors from the city of Liuzhou, China, Ms. Ivy and Ms. July. They gave a short presentation and played a video highlighting their city.

Ms. Sesler commented that the Jack Casino in Cincinnati had a large replica of Liuzhou, China. Mr. Driehaus said that the bike paths shown in the video were impressive.

Ms. Hoffman Huddleston said that she helped create the sister city match with Cincinnati and Liuzhou, with former Mayor Luken.

Mr. Graves commented that Ms. Hoffman Huddleston and the Chinese guests had shadowed him for a day and had met with the Mayor and City Manager.

Mr. Haynes asked who made the land use laws and decisions in China. Ms. Ivy responded that all of the land belongs to the central government. The decisions are from the bottom to the top. The local government proposes laws to the central government. In response to Mr. Driehaus, Ms. Ivy said that the local government has a mayor and 20 vice-mayors.

Mr. Graves thanked the guests for their presentation.

### **Director's Report**

Mr. Graves thanked students from the University of Cincinnati for attending and asked them to introduce themselves

The meeting adjourned at 10:28 A.M.

---

Charles C. Graves, III, Director  
Department of City Planning

---

Daniel Driehaus, Chair  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_



Honorable City Planning Commission  
Cincinnati, Ohio

April 21, 2017

**SUBJECT:**

A report and recommendation on the relocation of the Lincoln Statue in Lytle Park in the Central Business District.

**BACKGROUND AND SITE SELECTION:**

The Western Southern Financial Fund has agreed to partner with the Cincinnati Park Board helping to finance some of the park improvements for Lytle Park, which includes a new decorative fountain. In order to incorporate this fountain and place it closer to the middle of the park, the Cincinnati Park Board is proposing to relocate the Lincoln Statue from where it stands currently.

The new fountain will be located near the center of the park, approximately where the Lincoln Statue is now located. The Lincoln Statue itself will be moved closer to the west entrance of the park, maintaining the same orientation and still facing Fourth Street as it does now.

**ROLE OF THE CITY PLANNING COMMISSION:**

Article VII, Section 3 of the Charter of the City of Cincinnati states:

The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, **parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties**, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities.

Article VII, Section 4 of the Charter of the City of Cincinnati:

The commission shall have the power to control the marking of historical landmarks; to control, in the manner provided by ordinance of the council, **the location of statuary and other works of art which are or may become the property of the city**, and the removal or **relocation of any such works** belonging to the city.

**ANALYSIS:**

The Lincoln Statue that currently stands as the centerpiece of Lytle Park is an important work of public art that is greatly valued by community members. After funding became available for the addition of the fountain to the park, it was determined by the community and the Cincinnati Park Board that this central location would be better suited for the dynamic water feature. In order to accommodate this new element into the park it will be necessary to relocate the Lincoln Statue closer to the west entrance of the park where it will still have prominence as it greets those who enter the space from that direction.

**CONSISTENCY WITH PLAN CINCINNATI:**

The relocation of the Lincoln Statue in Lytle Park is consistent with the *Live Initiative Area* of Plan Cincinnati which incorporates the strategy to “develop and maintain inviting and engaging public spaces that encourage social interaction between different types of people” (page 150). The Plan further states that:

Art has always been a component of our public spaces and buildings, helping to make our city distinctive. We will increase opportunities for temporary public art installations as well as making permanent public art an essential element of our public spaces and buildings. Public Art can come in many forms, inclusive of but not limited to performance and visual. The role of art in the public realm should be focused on creating an engaging experience (page 151).

The development and maintenance of public art is a priority within Plan Cincinnati, for both the short- and long-term. The Plan promotes the facilitation of public and private partnerships to create and capitalize on opportunities for public art installations.

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

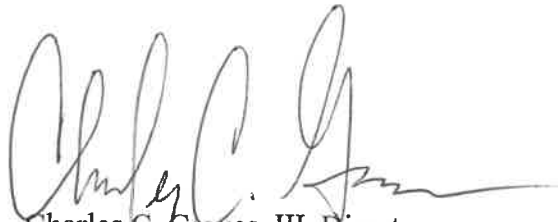
**APPROVE** the relocation of the Lincoln Statue in Lytle Park in the Central Business District.

Respectfully submitted,

Approved:



Lauren Bihl, Planning Intern  
Department of City Planning



Charles C. Graves, III, Director  
Department of City Planning

# Relocation of Lincoln Statue in Lytle Park







LYTLE PARK

## REVISED MASTER PLAN - Shifted Core

HUMAN NATURE

2016-08-09\_DRAFT

**SUBJECT:** A report and recommendation on a proposed zone change for the properties located at 628, 630, and 632 Neave Street from RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) in Lower Price Hill.

**GENERAL INFORMATION:**

**Location:** 628, 630, and 632 Neave Street in Lower Price Hill.

**Petitioner:** Patrick R. Veith, Esq.  
Stagnaro, Saba & Patterson, Co., L.P.A.  
7373 Beechmont Avenue, Cincinnati, Ohio 45230

**Property**

**Owners:** Radel Associates, LLC  
2170 Gilbert Avenue, Suite 100, Cincinnati, Ohio 45206

**Request:** A change of zoning for properties located at 628, 630, and 632 Neave Street from RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) in Lower Price Hill.

**BACKGROUND:**

On March 14, 2017 Patrick R. Veith, Esq. petitioned to rezone the subject three parcels from the RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) on behalf of Radel Associates LLC. Radel Associates LLC are engaged in property construction and maintenance and own several properties along Neave Street, including an office building across the street from the three subject parcels. The rezoning from RM-0.7 to MG as requested permits "contractors storage." The parcels will accommodate Radel's construction equipment, trailers and trucks to park, as well as disposable materials to be placed in dumpsters on the currently idle land.

**Existing Use:** The study area comprises three (3) vacant and idle parcels being used as occasional parking under RM-0.7 zoning. There are several land uses surrounding the property. Manufacturing establishments border the study area on the South. Commercial, mixed-use, residential and institutional uses, including a church, occupy the northwest portion. Pockets of community gardens are also present in the northern part of the study area. A map depicting the zoning and property layout is attached.

**Proposed Use:** The purpose of this request is to rezone three (3) parcels located at 628, 630, and 632 Neave Street, to allow "contractor storage" for construction equipment, trailers and trucks to park as well as disposable materials to be placed in dumpsters on the currently idle land. In addition, rezoning will result in the erection of buffer/s at residences along Neave Street and St. Michael Street particularly at 634 Neave Street north of the area proposed for rezoning.

**LAND USE AND ZONING IN THE AREA:**

The subject properties are currently zoned Residential Multi-Family (RM- 0.7) as shown on the attached map. US-50 is to the south of the subject properties and St. Michael Street is to the north of the subject properties.

**North:** RM-0.7 (Residential Multi-Family)

**East:** MG (Manufacturing General) and RM-0.7 (Residential Multi-Family)

**South:** RM-0.7 (Residential Multi-Family) and MG (Manufacturing General)

**West:** PR (Parks and Recreation), CC-M (Commercial Community Mixed) and RM-0.7 (Residential Multi-Family)

### **PUBLIC COMMENT:**

On April 10, 2017, a public staff conference was held to gather information for a recommendation on the requested zone change. Art Reckman, owner of Radel Associates LLC, Patrick Veith, of Stagnaro, Saba & Patterson, and Sam McKinley of Price Hill Will were the only people present at the staff conference. All in attendance spoke in support of the study and proposed changes. Mr. Reckman and Mr. Veith discussed what the property would be used for and how it would benefit the company. The only concern from Mr. McKinley was the possibility of this area slowly steering away from manufacturing per the drafted Land Use Development Plan, which is currently under development by the Lower Price Hill community. To date staff has received seven letters of support from both Lower Price Hill Community Council and various business owners in the surrounding areas. See attached letters of support.

### **ANALYSIS:**

Since an existing MG zoning district adjoins the three parcels on the south and east there is justification for the requested rezoning. Staff considered other zoning designations including ML, Manufacturing Limited, but determined that the MG was the most appropriate zone. The use of “contractors storage” would not increase or interfere with normal neighborhood traffic, and construction noise would be limited from 7 a.m. to 5 p.m.

Staff asserts that MG should be adopted since it facilitates the better utilization of the property and increases development opportunities. Since the property is adjacent to and almost surrounded by the MG zoning district, the recommended MG district will not need a transition. Furthermore, rezoning the area from RM-0.7 to MG will stabilize and enhance the area resulting in greater compatibility with the existing uses in the west, south and east sustained by State Avenue, which is a minor arterial street.

The staff feels the area should be rezoned to MG in order to have the same zoning as the adjacent area with manufacturing zoning designation. An added benefit for rezoning is to have manufacturing uses on mostly one side making it more efficient to buffer residential establishments on the north. Additionally, by allowing the zone change, Radel Associates LLC can retain jobs and continue to grow and contribute to the economy of Lower Price Hill

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed zone change is consistent with Plan Cincinnati, particularly the Compete Initiative Area to “*Foster a climate conducive to growth, investment, stability, and opportunity*” specifically the goal to “*Grow our own, by focusing on retention, expansion and relocation of existing businesses*” (p. 103) It is also consistent with the Live Initiative Area to “*Create a more livable community*” specifically the goal to “*Support and stabilize our neighborhoods*” (p. 156).

### **CONCLUSION:**

The staff supports the proposed zone change to MG for the following reasons:

1. The area to be rezoned is adjoining an existing MG district to the east and south of the study area.
2. The new zoning will promote manufacturing oriented activities, economic revitalization, increase property values and the economic base, as well as reduce vacancy and underutilization of property.
3. The residences within the RM-0.7 District along Neave Street and St. Michael Street between St Michael Street and English Street will be buffered in conformity with the zoning code.

4. Furthermore, rezoning the area from RM-0.7 to MG will stabilize and enhance the area resulting in greater compatibility with the existing uses in the west, south and east sustained by State Avenue which is a collector street.
5. The new facility on said three parcels will absorb additional vehicles, trailers and meet parking demand generated by expanded commercial activities.
6. All in attendance spoke in support of the study and proposed changes.
7. They have the support of the Lower Price Hill Community Council, and various businesses in the surrounding areas.
8. The proposed MG district will not compromise the area.
9. The MG zoning is appropriate in this area. The zone change is necessary for Radel Associates LLC to grow both its business as well as contributions to the economic growth of Lower Price Hill and Cincinnati.

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** a zone change for the properties located at 628, 630, and 632 Neave Street from RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) in Lower Price Hill.

Respectfully Submitted,



Felix F. Bere, AICP, Senior City Planner  
Department of City Planning



Hannah Urbanski, Planning Intern  
Department of City Planning

Approved:

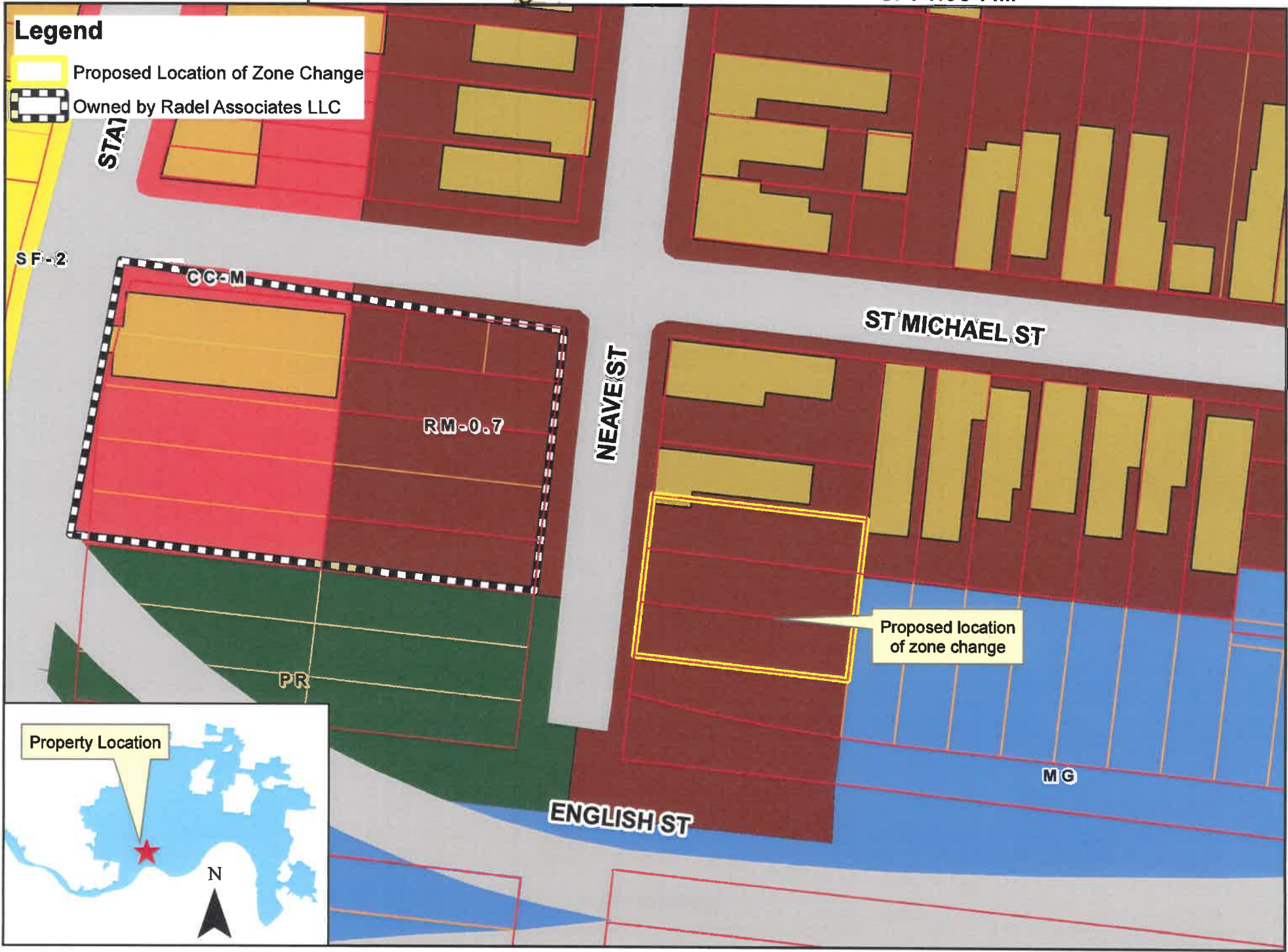


Charles C. Graves III, Director  
Department of City Planning

Attachments:



# Proposed Zone Change From RM-0.7 to MG in Lower Price Hill





BASIS OF BEARINGS:  
T & C NEAVE'S SUBDIVISION  
HAMILTON COUNTY RECORDS

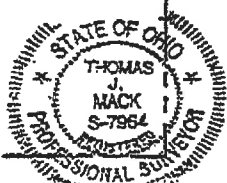
NEAVE STREET  
(60' R/W)

NOTES:

OCCUPATION IN GENERAL FITS SURVEY,  
UNLESS NOTED OTHERWISE.

DOCUMENTS USED:

-OFFICIAL RECORD 8558, PG. 3010  
-OFFICIAL RECORD 8507, PG. 3343  
-OFFICIAL RECORD 8503, PG. 2914  
-T & C NEAVE'S SUBDIVISION  
PLAT BOOK 1, PGS. 302-303

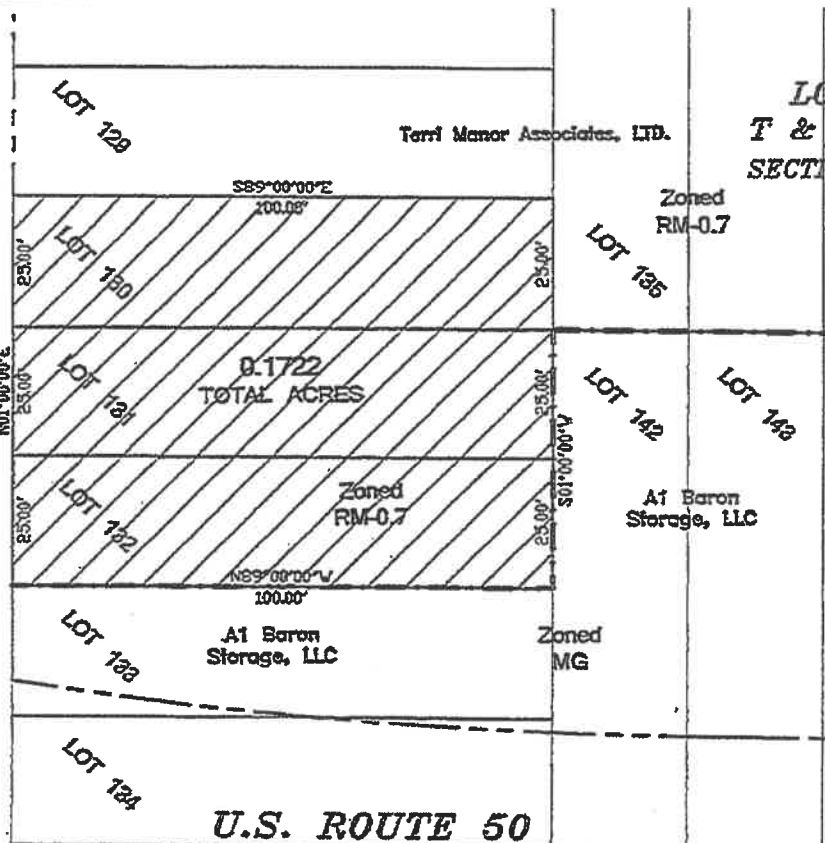


I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT  
REPRODUCTION OF A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER 2016  
NO MONUMENTS HAVE BEEN SET. EXISTING CONDITIONS AS SHOWN.

THOMAS J. MACK, P.S. No. 7964

DATE

9/27/16



**SURVEY PLAT**

SETBACK BY

**LOTS 130, 131 & 132**  
**T & C NEAVE'S SUBDIVISION**  
**SECTION 30, TOWN 4, FR. RANGE 1**  
**CITY OF CINCINNATI**  
**HAMILTON COUNTY, OHIO**

**CURRENT OWNER:**

**RADEL ASSOCIATES,  
LLC**

O.R. 8858, PG. 3010  
O.R. 8907, PG. 3430  
O.R. 8909, PG. 2914

**LEGEND**

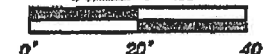


**PROPOSED  
ZONE CHANGE AREA  
(RM-0.7 to MC)**



**EXISTING ZONING  
BORDERLINE**

SCALE: 1"=20'



**BYRNSIDE SURVEYING, LLC**

P.O. BOX 541066  
CINCINNATI, OHIO 45254 513-474-6020

SCALE: 1"=20'

DRAWN BY: TJM

DATE: 9/27/2016

JOB NO: 16060



## ***Lower Price Hill Community Council***

656 NEAVE STREET  
CINCINNATI, OHIO 45204  
PHONE: (513) 471-9849

January 3, 2017

Mr. Matthew Shad, Zoning Administrator  
City of Cincinnati  
805 Central Avenue  
Cincinnati, Ohio 45202

Dear Mr. Shad:

RE: Request for zoning change for 628, 630 and 632 Neave Street

The Lower Price Hill Community Council supports the request of Radel Associates, LLC, ("Radel"), for a zoning change to its properties at 628, 630 and 632 Neave Street. The need is for a change from the current RM-0.7, to MG (Manufacturing General) zoning.

Radel consistently makes a positive contribution to the Lower Price Hill economy, and is a vital member of our community. Radel's continued investment in our neighborhood is a key component in the neighborhood's growth.

The zoning change will allow Radel to continue its business operations and growth in Lower Price Hill. Radel has always maintained its properties in good order, and is the type of business that the City of Cincinnati needs. The zone change will allow Radel to continue its contributions to the economic stability of the area. We request that the zoning change be granted. Thank you for your cooperation.

Sincerely,

Jack Degano, Ph.D.  
President



# **SANTA MARIA COMMUNITY SERVICES**

*Helping Families Help Themselves Since 1897*

**PRESIDENT & CEO**  
H. A. Musser, Jr.  
MA, MSW, LISW

**BOARD OF DIRECTORS**  
**Chair**  
Jorge Seda  
*Retired, GE Aviation*

**Vice Chair**  
Nelson Rosario  
*Retired, GE Aviation*

**Treasurer**  
Paul Friedmann  
*Great American Insurance Co.*

**Secretary**  
Kaitlyn Baker Wessels  
*Cincinnati Children's Hospital  
Medical Center*

**Immediate Past Chair**  
Jessica Woo, Ph.D.  
*Cincinnati Children's Hospital  
Medical Center*

**OFFICES/CENTERS**  
**Administration/  
AmeriCorps**  
617 Steiner Avenue  
Cincinnati OH 45204  
(513) 557-2730

**Early Childhood Dev./  
Wellness Center**  
3301 Warsaw Avenue  
Cincinnati OH 45205  
(513) 557-2700

**Workforce  
Development Centers**  
3208 Warsaw Avenue  
Cincinnati OH 45205  
(513) 244-5062

2918 Price Avenue  
Cincinnati OH 45204  
(513) 587-6920

**Youth Program Center**  
718 State Avenue  
Cincinnati OH 45204  
(513) 557-2710

**International  
Welcome Center**  
1702 Grand Avenue  
Cincinnati OH 45214  
(513) 363-4693

[santamaria-cincy.org](http://santamaria-cincy.org)

October 7, 2016

**Re: Request for Zoning Change to 628 Neave Street, 630 Neave Street and 632 Neave Street**

**To Whom It May Concern:**

Knowing and having worked as a partner with Model Group for more than 15 years, and knowing that Model Group CEO, Principal Steve Smith has been helping lead a community-driven planning effort to continue to revitalize the Lower Price Hill community, I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave Street, 630 Neave Street and 632 Neave Street from their current RM-0.7 zoning to MG (Manufacturing General) zoning—as I understand this is consistent with the community's plan.

Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of the Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,

  
H.A. Musser, Jr.  
President & CEO  
Santa Maria Community Services



FUNDED IN PART BY  
CINCINNATI



# KB Partners, LLC

## Development & Management

2155 West Eight Street

Cincinnati, Ohio 45204

October 10, 2016

**Re: Request for Zoning Change to 628 Neave St., 630 Neave St., and 632 Neave St.**

To whom it may concern:

I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave St., 630 Neave St., and 632 Neave St., from their current RM-0.7 zoning to MG (Manufacturing General) zoning.

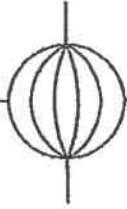
Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of the Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,



Bill Burwinkel  
KB Partners, LLC  
Managing Partner  
[bill.b@nmsg.com](mailto:bill.b@nmsg.com)  
513-244-8023 direct  
513-265-6080 cell



NATIONAL MARKETSHARE GROUP Inc.

October 10, 2016

Re: Request for Zoning Change to 628 Neave St., 630 Neave St., and 632 Neave St.

To whom it may concern:

I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave St., 630 Neave St., and 632 Neave St., from their current RM-0.7 zoning to MO (Manufacturing General) zoning.

Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of the Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,

Tom Koopman  
President

P: (513) 921-0800 F: (513) 251-9771

tom.k@nmmsg.com

CORPORATE HEADQUARTERS  
2155 West Eighth Street Cincinnati, Ohio 45204-2051  
www.nmmsg.com



JDS Service Company  
637 Neave St  
Cincinnati, OH 45204

September 2<sup>nd</sup>, 2016

Re: Request for Zoning Change to 628 Neave St., 630 Neave St., and 632 Neave St.

To Whom It May Concern:

I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave St., 630 Neave St., and 632 Neave St., from their current RM-0.7 zoning to MG (Manufacturing General) zoning.

Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,

Jonathan D Smith  
President, JDS Service Company

9-1., 2016

Re: Request for Zoning Change to 628 Neave St., 630 Neave St., and 632 Neave St.

To whom it may concern:

I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave St., 630 Neave St., and 632 Neave St., from their current RM-0.7 zoning to MG (Manufacturing General) zoning.

Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of the Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,

Randy Savelli

Address: Henry M.H.T.

642, Neave St.

CINTI., OH. 45204

SEPT 1, 2016

Re: Request for Zoning Change to 628 Neave St., 630 Neave St., and 632 Neave St.

To whom it may concern:

I strongly support the request by Radel Associates, LLC ("Radel") for a zoning change of the properties located at 628 Neave St., 630 Neave St., and 632 Neave St., from their current RM-0.7 zoning to MG (Manufacturing General) zoning.

Radel has consistently made an extremely positive contribution to the Lower Price Hill economy. In addition, Radel is a vital member of the Lower Price Hill community. Radel's continued investment in the neighborhood has brought additional activity to the neighborhood and is a key component of the area's growth.

The zone change will allow Radel to continue its business operations and growth in Lower Price Hill. Historically, Radel has always maintained its properties in good order. Radel is exactly the type of business the City of Cincinnati should allow to grow in Lower Price Hill. The zone change will allow Radel to continue its contributions to the economic growth and stability of Lower Price Hill and the City of Cincinnati. The requested zoning change should be granted.

Sincerely,

*Michael W. Leach*

Address: \_\_\_\_\_

Leach's Auto Service  
667 State Ave.  
Cincinnati, OH 45204  
(513) 921-6122 Fax (513) 923-4317



**Honorable City Planning Commission  
Cincinnati, Ohio**

**April 21, 2017**

**SUBJECT:**

A report and recommendation on a proposed zone change at 806-808 Oak Street from RMX (Residential Mixed) to CN-P (Commercial Neighborhood-Pedestrian) in Walnut Hills.

**GENERAL INFORMATION:**

**Location:** 806-808 Oak Street, Walnut Hills

**Applicant:** Greg Warner, HGC Construction  
HGC Construction  
2814 Stanton Avenue  
Cincinnati, Ohio 45206

**Property**

**Owner:** Mike Huseman, HGC Construction  
2814 Stanton Avenue  
Cincinnati, Ohio 45206

**Request:** The applicant proposes to construct a 56 space surface parking lot for HGC Construction Company. The lot will feature landscape buffering, fencing and trees.

**BACKGROUND:**

The site is situated on the north side of Oak Street between Stanton Avenue and Melrose Avenue in Walnut Hills. The site is mostly surrounded by HGC Construction buildings along Stanton and Oak Streets including their main office compound, yard, equipment and tool storage building and surface parking lots. All of their property except 806-808 Oak Street is zoned CN-P. Their employees and customers park on existing non landscaped surface parking lots or on the street. Several of the parcels that make up the new parking lot are zoned CN-P except 806-808 Oak Street, which is zoned RMX. This zone change request will make the entire parking lot in compliance with the Zoning Code.

**Adjacent Land Use and Zoning:**

South: T4N.SF (Neighborhood Small Footprint)  
East: RMX (Residential Mixed)  
North: CN-P (Commercial Neighborhood-Pedestrian)  
West: ML (Manufacturing Limited)

**PROPOSED DEVELOPMENT:**

The plans are to construct a surface parking lot with 56 spaces and the required 10' landscape buffer and 6' fencing. As required by the Zoning Code, there will be 5 trees throughout the lot, 1 tree for every 10 parking spaces.

**PUBLIC COMMENT:**

Planning staff held a public staff conference on this request on Monday, March 20, 2017. Walnut Hills Area Council and property owners within 400 feet were invited. One neighboring property owner attended and only had one question regarding what they were going to do with the lot. This property owner had no issues with the proposal. Attached are letters of support from the Walnut Hills Area Council and the Walnut Hills Redevelopment Foundation.

**ANALYSIS:**

This area of Walnut Hills contains a mixture of uses. There is some multi-family and single-family residential but there is also light industry, commercial, and some institutions such as two churches and the Melrose YMCA. HGC construction takes up several blocks surrounded by these mixtures of uses.

The construction of this parking lot will help consolidate employee parking for HGC Construction and get more cars off the street. The new parking lot will be attractively landscaped with new fencing and five trees. A new designated parking lot with 56 spaces will help increase the pedestrian activity on the street in this sometimes high crime area. The neighborhood views HGC Construction as a good neighbor within the Walnut Hills community.

The current zoning is RMX (Residential Mixed), which does not permit this accessory parking lot. The zoning next to the lot to the north and west is CN-P (Commercial Neighborhood-Pedestrian), which permits the parking lot. It is necessary and appropriate to change the zoning to CN-P (Commercial Neighborhood-Pedestrian). The proposed zone change will not negatively impact the existing character of the surrounding area.

**CONSISTENCY WITH PLAN CINCINNATI:**


The proposed zone change is consistent with the Compete Action Step to: “Target investment to geographic areas where there is already economic activity” (page 115).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that City Planning Commission take the following action:

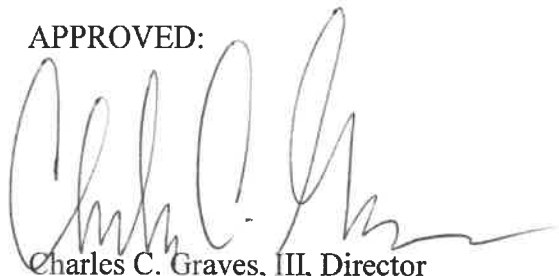
**APPROVE** the proposed zone change at 806-808 Oak Street from RMX (Residential Mixed) to CN-P (Commercial Neighborhood-Pedestrian) in Walnut Hills.

Respectfully submitted,



Caroline Hardy Kellam, Senior City Planner  
Department of City Planning




APPROVED:



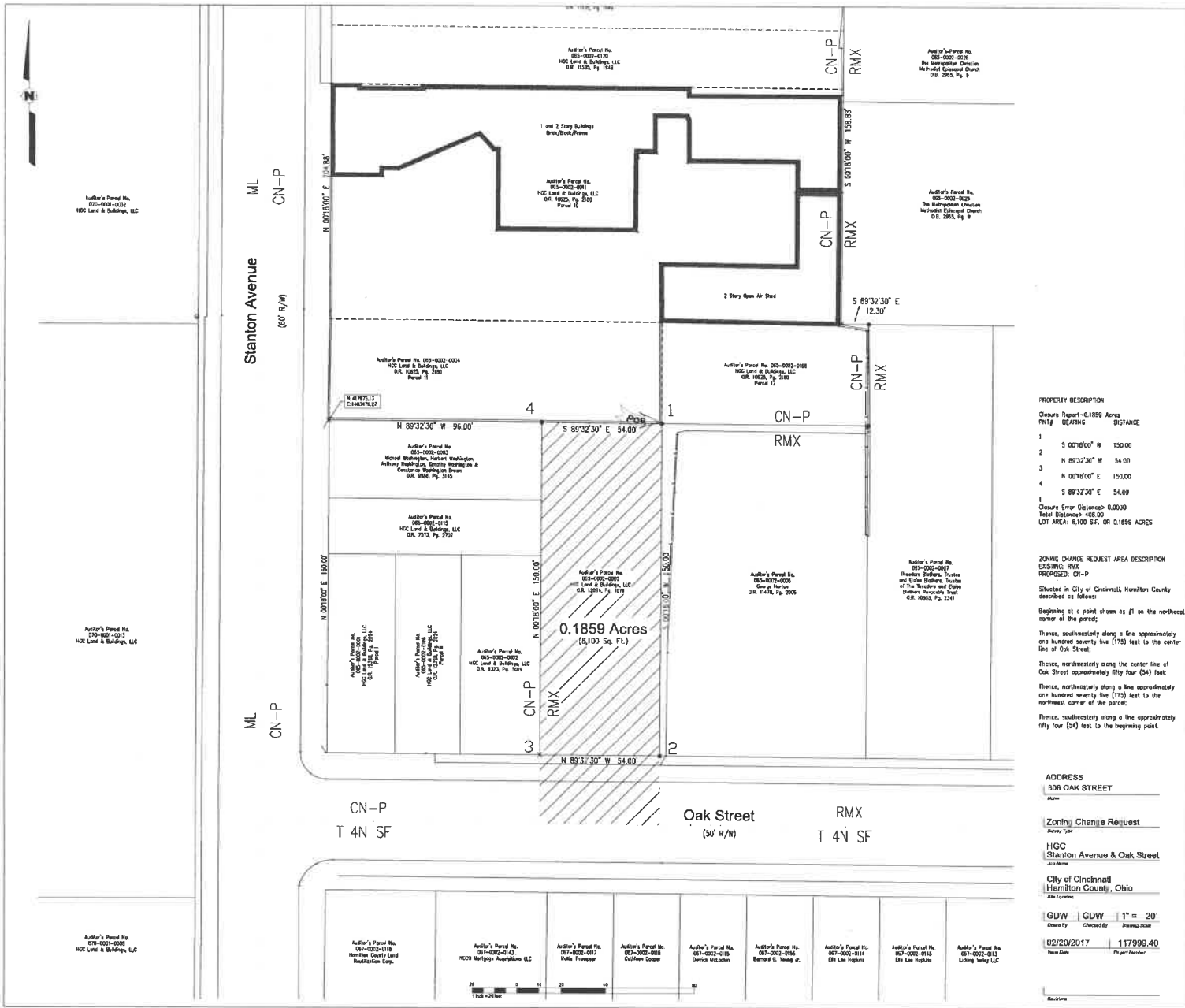
Charles C. Graves, III, Director  
Department of City Planning

# Potential Zoning Change from RMX to CN-P

## Legend

-  Location of Zone Change
-  New Parking Lot
-  Owned by HGC











**Walnut Hills Area Council**

**February 23, 2017**

**City of Cincinnati**

**Planning/ Zoning Department**

**805 Central Ave**

**Cincinnati, OH 45202**

**To Whom It May Concern:**

The Walnut Hills Area Council (WHAC) supports HGC Construction in the zoning change from RMX to CN-P for the property located at 806 Oak Street. This adjoins other property owned by HGC. HGC Construction has been a great community partner. This change will enhance their accessibility as well as adding to the overall safety of the area.

**Sincerely,**

**Sara Leah Miller**

**President, Walnut Hills Area Council**



**Walnut Hills  
Redevelopment  
Foundation**

915 McMillan Street  
Cincinnati, Ohio  
45208

Office: 513. 593. 9473

3/21/17

City of Cincinnati  
Planning Commission  
Two Centennial Plaza  
805 Central Avenue, Seventh Floor  
Cincinnati, Ohio 45202

To whome it may concern:

HGC, a longtime business in Walnut Hills and wonderful neighborhood partner, has approached the Walnut Hills Area Council, Walnut Hills Business Group, and the Walnut Hills Redevelopment Foundation for support in a zone change request. The Walnut Hills Redevelopment Foundation supports HGC's request to change the zoning of the parcel at 806 Oak Street from RMX to CN-P.

This change will assist HGC in exanding and enhancing their business, as well as contribute to the pedestrian safety of the area.

Sincerely,

Kevin Wright  
Executive Director  
Walnut Hills Redevelopment Foundation

**Honorable City Planning Commission  
Cincinnati, Ohio**

**April 21, 2017**

**SUBJECT:** A report and recommendation on the proposed establishment and construction of a new public facility at 1532-1536 Brewster Avenue in Evanston and the appropriateness of using the building for a public use.

**BACKGROUND:**

For close to a decade the Evanston community, along with the Music Heritage Foundation, King Studios, and the Bootsy Collins Foundation, has worked with the City of Cincinnati to develop plans for a memorial to King Records.

“Founded by Syd Nathan, King Records was one of the most influential independent labels of the 1940s and 1950s. By the end of the latter decade, it had become the nation's sixth largest record company, with more than 400 employees. Nathan's policy of employing whites and African Americans side-by-side in various capacities made King Records one of the first integrated industries in Cincinnati, and, perhaps, the first integrated record company in the country. This diversity was reflected in its marketing. King Records was unique among independent record companies in that it recorded and sold both country and R&B music, filling two different niche markets neglected by the major record companies.”

<http://www.cincinnati.library.org/features/kingrecords.html>

The recordings, pressing of the records and packaging of the records for shipment all occurred in these buildings at 1532-1536 Brewster Place in Evanston. To raise awareness of the location of this significant place a historical marker was installed at the site in 2008.

On October 7, 2015, the King Records complex was designated as a local historic landmark by Cincinnati City Council. The designation includes the structures themselves and the parcels upon which the structures are located. The King Records complex is significant in the evolution of popular music in America, the history of social justice, and technological innovation in the record industry in the 20th century.

On January 19, 2017, City Council approved a Resolution declaring the intent to appropriate to public use all right, title, and interest in the King Records site and building for the public purpose of stabilizing, renovating, and preserving the buildings in which the King Records music label operated, the public purpose of establishing a public memorial to honor the King Records legacy and educate the public of its significant contributions to music and culture, and the public purpose of preserving an important historic asset to the City of Cincinnati.

On February 15, 2017, City Council approved the funds for the acquisition, support, and stabilization of the King Records building.

The current owner of the property, Dynamic Industries, applied for a permit to demolish the King Records complex in order to sell the property. On February 27, 2017, the Historic Conservation Board (HCB) voted unanimously to adopt the following joint stipulation regarding the demolition request for the King Records complex:

1. There are feasible alternatives to demolition; therefore, the HCB postpones the demolition request until its regularly scheduled meeting on August 28, 2017.



2. The HCB recommends that the City pursue the acquisition of the Property in the interest of historic preservation.

The owner delayed demolition of the building while the City of Cincinnati seeks to acquire the building and establish it as a public use to develop a public memorial to King Records and a music library.

### **ROLE OF THE CITY PLANNING COMMISSION**

Article VII, Section 3 of the Charter of the City of Cincinnati states that: "The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and **public improvements, of public buildings and other public properties**, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities."

Article VII, Section 5 of the Charter of the City of Cincinnati states that: "Whenever the commission shall have made a plan of the city or any portion thereof, no public building, street, boulevard, parkway, park, playground, canal, riverfront, harbor, dock, wharf, bridge, viaduct, tunnel and publicly or privately owned public utility, or part thereof, shall be constructed or authorized to be constructed in the city or said planned portion of the city until and unless the location thereof shall be approved by the commission; nor shall any street, avenue, parkway, boulevard or alley be opened for any purposes whatsoever without the approval of the commission; provided that in case of its failure to approve, the commission shall communicate its reason for failure to approve to the council, and the council by a vote of not less than two-thirds of its members shall have the power to overrule such failure to approve, and thereupon the council or the proper board, officer or person, as the case may be, shall have the power to act without such approval. The widening, narrowing, relocation, vacation, or change in the use of streets and other public ways, grounds and places, except change of grade, shall be subject to similar approval, and failure to approve may be similarly overruled by the council".

### **PROPOSED LOCATION AND PUBLIC USE**

The King Records complex is located at 1532-1536 Brewster Avenue in Evanston. The property consists of 1 parcel totaling .4140 acres with one and two-story buildings totaling 17,112 square feet of space. The building is currently vacant and is owned by Dynamic Industries, Phillip J. Mitchell, 3611 Woodburn Avenue, Cincinnati, OH, 45207.

The proposed public use of the buildings and the site is proposed to be established in three phases:

#### ***Phase I – Acquisition and Stabilization Phase***

The first phase of this project, anticipated to occur in the second half of 2017 and the first half of 2018, includes acquisition of 1532-1536 Brewster Avenue and stabilization to City Vacant Building Maintenance License (VBML) standards. This will be done in order to secure and preserve the building for an interim period of time prior to renovation.

According to an appraisal and consultation with an expert stabilization contractor that provided the City an initial cost estimate, the full stabilization scope would include:

- Demolition of the existing wood roof structure
- Removal of all interior debris
- Installation of new roof framing, roof membrane, and parapet caps
- Repair of existing garage door openings along the south side of the building

Please see the attached letter from Structural Systems Repair Group (SSRG) detailing this work.

The City of Cincinnati Department of Community and Economic Development (DCED), Department of Public Services Division of Facilities Management, and the Department of Buildings and Inspections Division of Property Maintenance/Code Enforcement (PMCE) would be the primary agencies involved with this first phase. Facilities Management will take steps to secure and stabilize the facility and site. This requires that all major building components are protected against further deterioration and verification that the property does not pose a hazard to public health or safety.

### ***Phase II – Initial Renovation Phase***

The second phase, anticipated to take place during the second half of 2018 and first half of 2019, would include the initial renovation of 1532-1536 Brewster Avenue. This renovation would make the building usable as a passive public memorial with limited operating hours similar to the William Howard Taft National Historic Site and the Harriet Beecher Stowe House. In this phase, the facility would be improved with fully functioning electrical service, plumbing facilities, HVAC, and other upgrades necessary to meet the building code.

During this stage of the project it is also important to engage the Evanston community, potential funders, non-profit partners, and the general public, so that they can help guide the future format of this important historic space. During this phase, extensive community input will be gathered to help develop the final phase of the project. It is projected that the public memorial space remain open as a passive memorial for approximately two years, while the City and its potential non-profit partners develop plans and raise funds to establish a world-class facility that could include extensive historical, youth, music, and community programming on a daily basis.

The City of Cincinnati Department of Public Services Division of Facilities Management, the Cincinnati Recreation Commission, and the Department of Community and Economic Development (DCED) would be the primary agencies involved with this second phase. Facilities Management will oversee restoration of the existing building to working condition and ensuring that the facility meets all building code and accessibility requirements. This includes the restoration of all major building systems and utilities to create a white-box space that is ready to be outfitted for its programmed use.

The community engagement portion of this phase would also involve potential funders, the general public, and non-profit partners such as the Music Heritage Foundation, King Studios, the Bootsy Collins Foundation, Evanston Community Council, and Xavier University.

### ***Phase III - Final Buildout/Programming Phase***

This final phase, estimated to take place during approximately 2020 and 2021, includes a full build-out of the site and facility programming, as directed by the community and partner engagement in Phase II. Facilities Management will oversee the final restoration of the facility to be sure it is ready for the tenant fit-out and the space is ready to be open for public use. This includes installation of the furnishings, finishes and equipment required for the programmed use of each of the spaces.

The final product is initially envisioned as a King Records museum and experiential learning center, to include a King Records music library and other potential amenities such as a functioning recording studio, youth education programming, a retail outlet, a community center, and rental space. Please see the attached conceptual plan prepared by SHP Architects on behalf of King Studios LLC.

The staff of the Cincinnati Recreation Commission has enthusiastically expressed their willingness to program the facility, although there was no official vote by the Commission. Building on the motto of the Evanston Community, which is known as "Cincinnati's Educating Community," some initial consideration of programs could encourage youth to explore the music industry as a career path through the playing and production of music, as well as other technical aspects of the field. Developing partnerships and mentorships with qualified industry professionals can provide a foundation for future financial sustainability for local youth.

The final facility would be owned by the City of Cincinnati and maintained as a public facility, but the City would also explore operating and maintaining the facility through a non-profit partnership similar to arrangements made in connection with the City's other historic public facilities like Cincinnati Music Hall and Union Terminal.

The City of Cincinnati Department of Public Services Division of Facilities Management, the Cincinnati Recreation Commission, and the Department of Community and Economic Development (DCED) would be the lead agencies involved in the final phase, along with considerable involvement from funders and non-profit partners including the Music Heritage Foundation, King Studios, the Bootsy Collins Foundation, Evanston Community Council, and Xavier University. Facilities Management will provide regular preventive maintenance of building systems and can provide support to the building tenant managing the day to day operations of the facility.

#### **PUBLIC COMMENT:**

On March 8, 2017, a public staff conference was held for the proposed acquisition. A representative of the Manley Burke Law firm who represents Dynamic Industries was the only person in attendance.

#### **ANALYSIS:**

The City is pursuing the idea of stabilizing, renovating, and preserving the King Records buildings for a public use before the Historic Conservation Board considers Dynamic Industries application for a Certificate of Appropriateness (COA) requesting permission to demolish The King Records complex for a future sale of the property. Its public use would be a public memorial to honor the King Records legacy and a music library to educate the public of its significant contributions to music and culture. The City Planning Commission shall evaluate whether this is an appropriate location and an appropriate public use.

#### **Location:**

The buildings at 1532-1536 Brewster Place make up the King Records complex. These actual buildings are where recordings were made; records were pressed and then shipped. There is no other location besides where King Records was located that would be appropriate.

#### **Public Use:**

Because of the history of King Records, using these buildings for a public memorial, an educational museum and a music library is the most appropriate use for the complex. This type of use will give back to the legacy of King Records by educating the public including youth of the significant contributions that were made to music and culture. This use will benefit the Evanston community and the City of Cincinnati.

These buildings all have deterioration including but not limited to:

1. Sections of the roof are collapsing.
2. Huge portions of the floors are collapsing down through the building.
3. Steel support beams are rusting.

In order to save these buildings and the King Records legacy, the buildings need immediate stabilization. Surprisingly, the exterior of the buildings are fairly intact and still maintain their architectural integrity. The community and their non-profits have been working to save the King Records buildings for years. Evanston has been extremely supportive of saving the King Records complex.

With the current owner wishing to demolish the complex, this issue has become even more urgent. Reviving this complex with a public education use will have a positive impact on Evanston community and the City as a whole. It is in the interest of historic preservation to save these buildings for a public memorial. This phase approach of acquisition, stabilization, renovation and programming is a logical way for the City and the community to accomplish their goal of honoring the King legacy.

**CONSISTENCY WITH PLANS:**

The acquisition and designation of the King Records complex at 1532-1536 Brewster Place is consistent with Plan Cincinnati (2012). In the Compete Initiative Area, Goal Three, "Become nationally and internationally recognized as a vibrant and unique city" further recommends "Capitalize on our historic character and cultural heritage." (pages 121-122). In the Sustain Initiative Area, Goal Two is to "Preserve our natural and built environment" and further recommends to "Preserve our built history with new development incentives and regulatory measures" (pages 193-197).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

That City Planning Commission make a recommendation to City Council that the City's proposed location and use of the property located at 1532-1536 Brewster Place (King Records) is appropriate. The use will be a public memorial to honor the King Records legacy and a music library to educate the public of its significant contributions to music and culture.

Respectfully submitted,



Caroline Hardy Kellam, Senior City Planner  
Department of City Planning

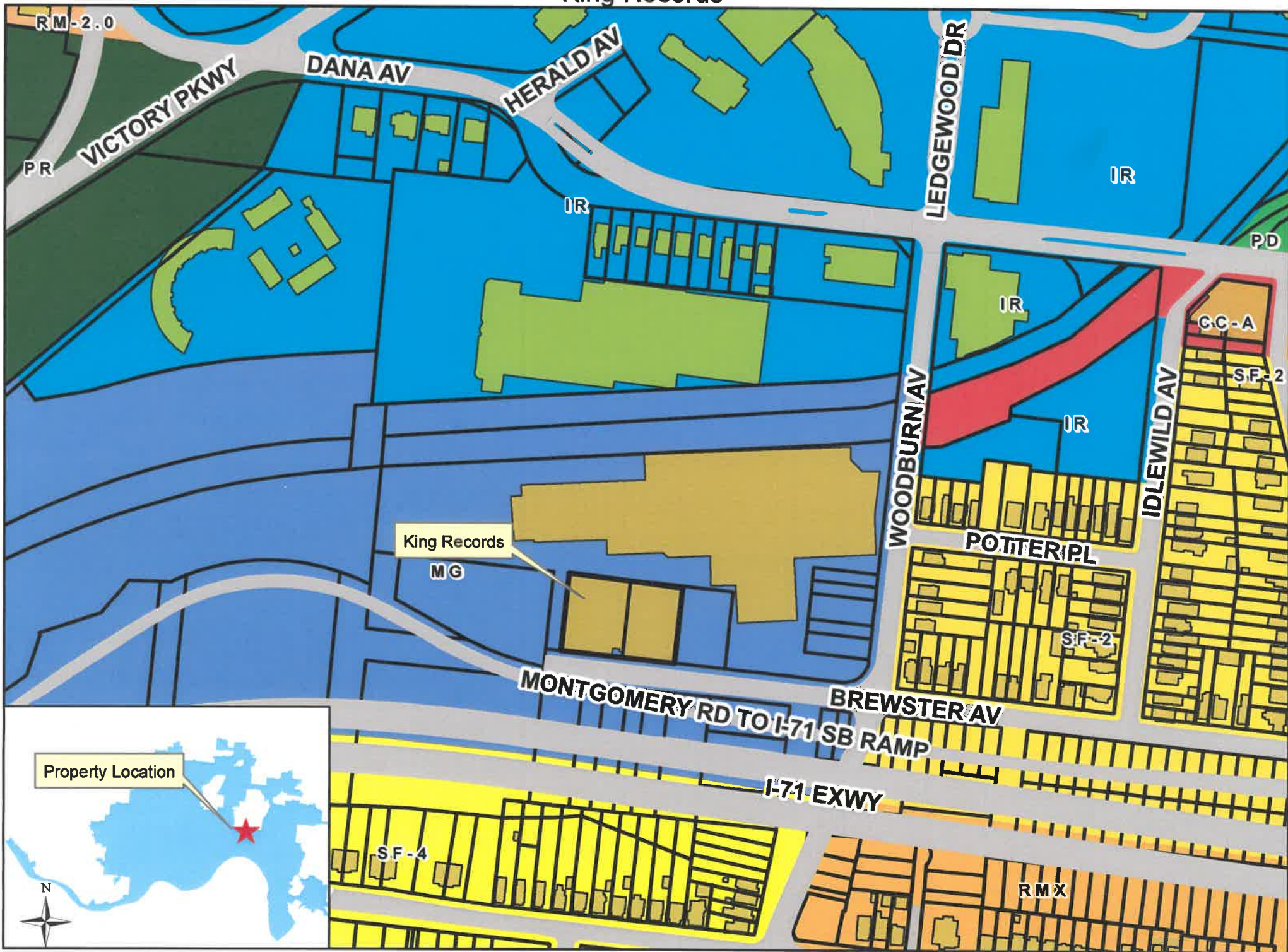
APPROVED:



Charles C. Graves III, Director  
Department of City Planning



# King Records















August 20, 2015

Oscar Bedolla  
City of Cincinnati – Department of Trade and Development  
Two Centennial Plaza  
805 Central Ave, Suite 700  
Cincinnati, Ohio 45202

Subject: 1536 Brewster Avenue – King Records  
Project: 315282

Dear Oscar,

Per the request of Tom Fernandez with SHP Leading Design Architecture, I visited the site located at 1536 Brewster on August 14, 2015. The purpose of my visit was review existing conditions to provide an opinion on the feasibility of stabilization and preliminary budget.

The walkthrough consisted of three commercial buildings located on the North side of Brewster Avenue. All three buildings appear to share load bearing masonry walls separating each of the structures. Please see the attached Photo 1 of the approximate size and layout based on the information provided by the Hamilton County Auditor's Website.

The West building is a two story building constructed with load bearing multi-wythe brick masonry walls along the exterior. The exterior walls support the wood roof rafters/floor joists. The rafters/joist are supported on the masonry walls at the exterior and on a line of steel columns and beams at the interior. The ground floor is concrete slab on grade.

The center building is a two story building constructed with load bearing multi-wythe brick masonry walls along the exterior. The exterior walls support the wood roof rafters/floor joists. The roof rafters are supported on steel girders spanning between masonry exterior walls. The 2<sup>nd</sup> Floor joists are supported on the masonry walls at the exterior and on a line of steel columns and beams at the interior. on an interior line of steel columns and girders. The ground floor is concrete slab on grade.

The East building is a single story building constructed with load bearing multi-wythe brick masonry walls along the exterior. The roof rafters are supported on steel girders spanning between masonry exterior walls. The ground floor is concrete slab on grade.

All three buildings are in serious levels of deterioration. Below is summary of several items noted throughout the walkthrough:

- The roof/parapet flashing has completely failed on all three buildings.

[ Strengthen. Preserve. Protect. ]

---

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com

- Partial to full collapse of several areas of the existing roof were noted throughout all three buildings. In most locations, the roof sheathing was completely deteriorated.
- The floors throughout were also collapsed or removed.
- In several areas, it appears some attempt to add/remove floors was made to modify the spaces. It appears these attempts were suspect or incomplete.
- Some cracking/deteriorated brick/deteriorated mortar joints was noted in the brick masonry walls throughout the building.
- Severe rusting of the steel beams at the garage doors located along Brewster at the West building was noted. This deterioration is a safety concern for pedestrians along Brewster.

Please see the attached photos Photo 2-Photo 10.

Based on the walkthrough and our experience with these types of structures/projects, we recommend the following:


- Demolition of the entire wood roof structure.
- Removal of all interior debris.
- Install new roof framing, roof membrane, and parapet caps.
- Repair of existing garage door openings at the South side of the West Building.

As a preliminary budget, we would estimate cost for this project to be \$450,000 to \$500,000. This budget is based on our extensive experience with stabilization of these types of structures. This number should be considered preliminary until further investigation and design could be performed. This number would not include redevelopment of the properties. This level of work is intended to bring the structure into compliance with the City of Cincinnati VBML Standards.

SSRG – Structural Systems Repair Group specializes in these types of projects. We have a long track record of successful stabilizations in the toughest situations. We look forward to an opportunity to assist you.

I trust this information is adequate for your needs. Please feel free to give me a call with any questions or comments.

Sincerely,



Bradley D. Rogers, P.E.  
Senior Project Manager

Attachments: Photo 1 – Photo 10

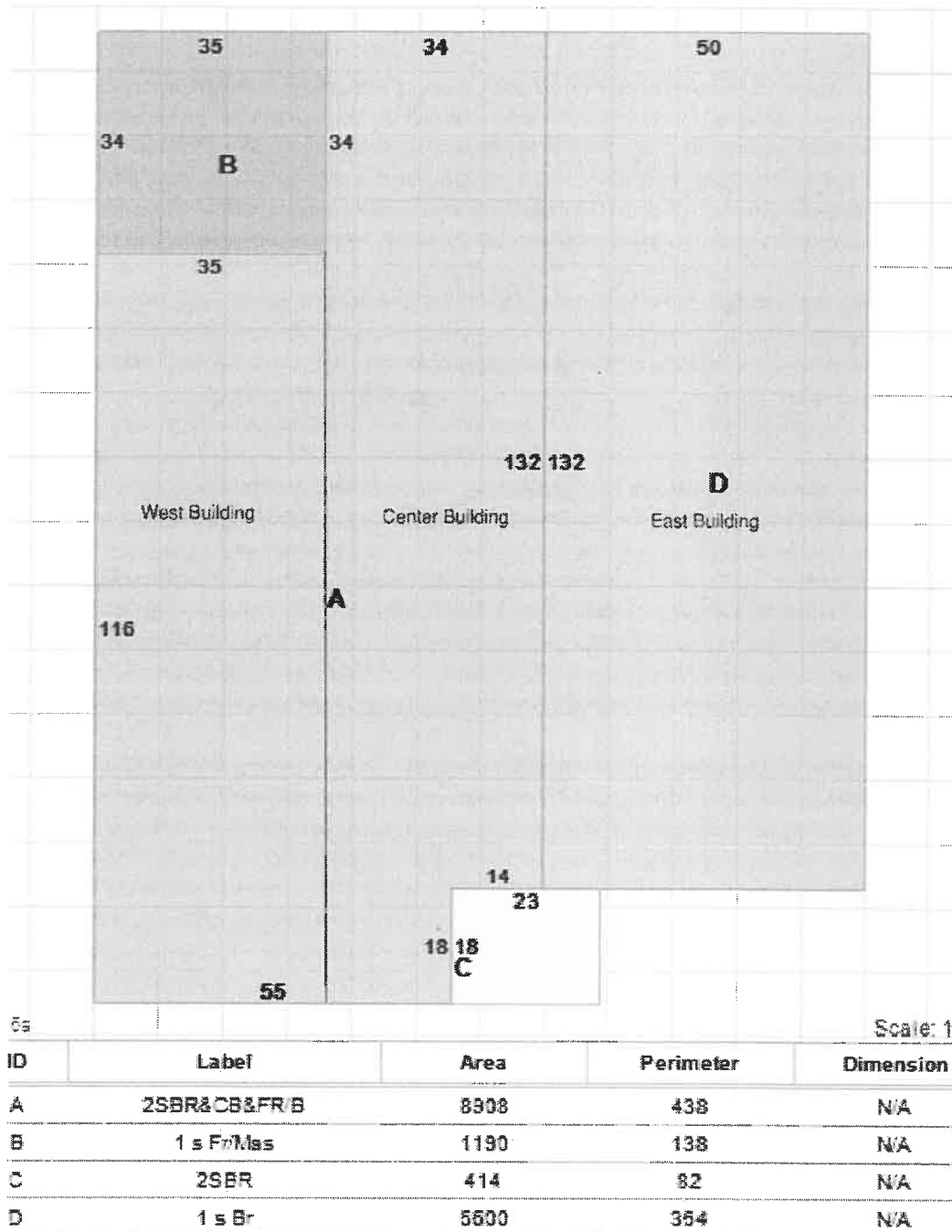


Photo 1 – Approximate Building Size/Layout provided by the Hamilton County Auditor.



Photo 2 – West Building Interior.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





Photo 3 – West Building.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





Photo 4 – Center Building.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





Photo 5 – Center Building.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com







Photo 6 – Center Building.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.961.7878  
ssrg.com





Photo 7 – East Building.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





Photo 8 – Building Roofs.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





Photo 9 – Building Roofs.

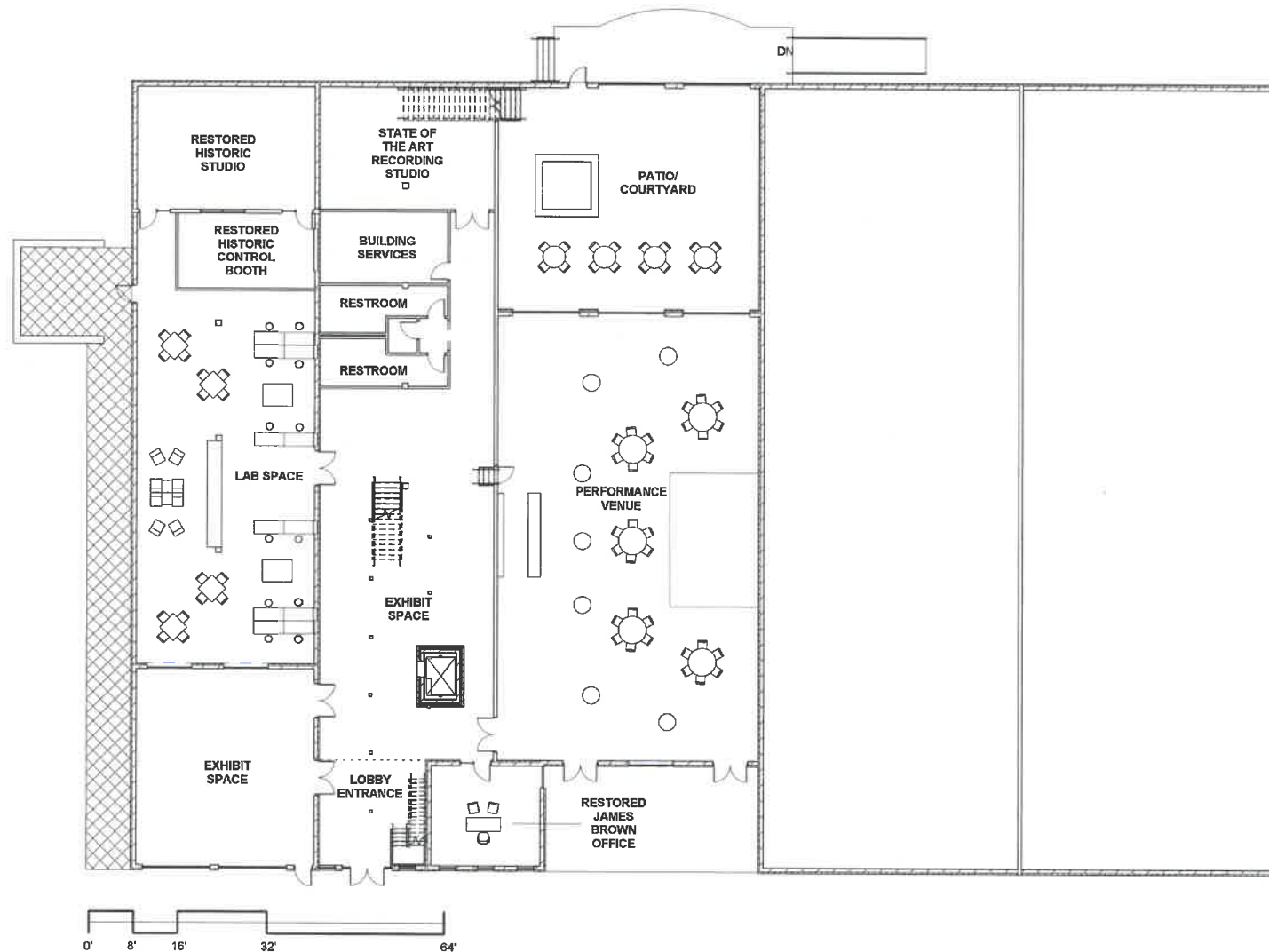


Photo 10 – Exterior West Building along Brewster.

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

phone 513.751.7774  
fax 513.861.7878  
ssrg.com





© Copyright 2017  
SHP Leading Design

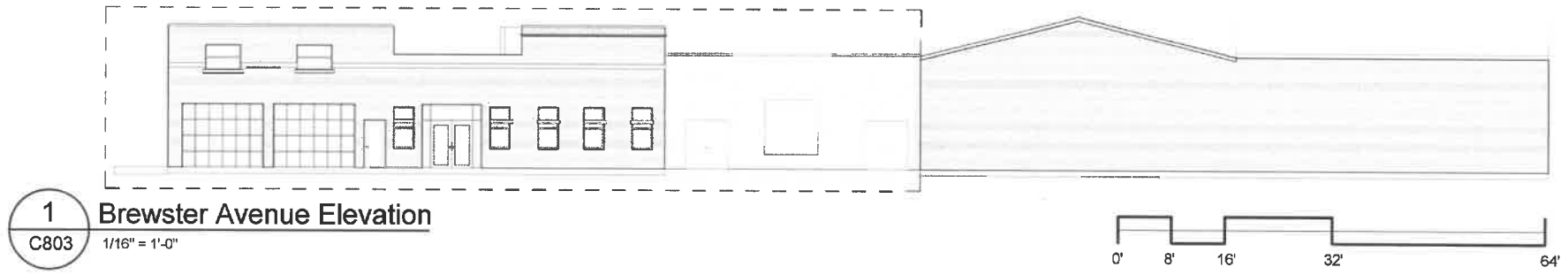
# King Records - Brewster Avenue

Historic Restoration/Renovation

Conceptual Design  
03.24.2017

Floor-plan





© 2017  
SHP Leading Design

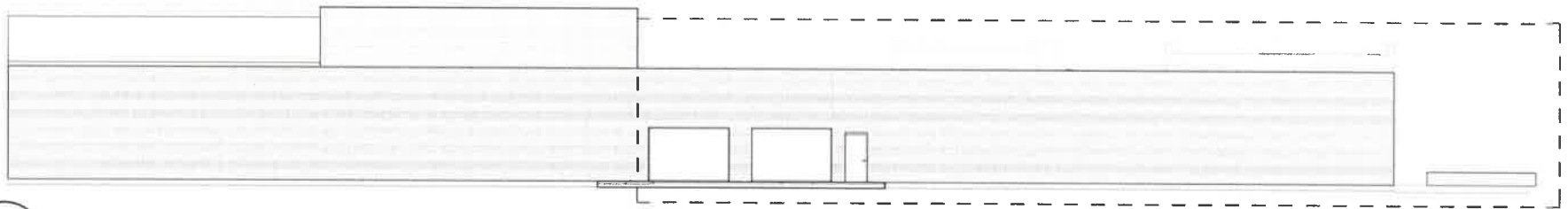
**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

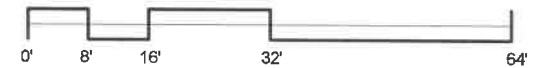
Brewster  
Avenue  
Elevation







3 West Elevation  
C803 1/16" = 1'-0"



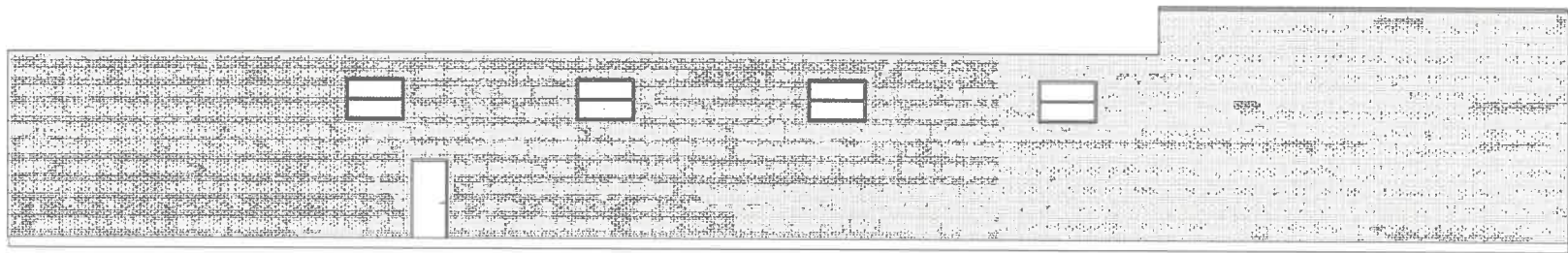
© Copyright 2017  
SHP Leading Design

**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

West  
Elevation

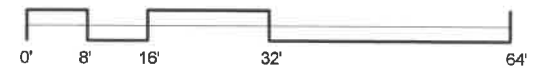




2  
C803

North Elevation

3/32" = 1'-0"



© Copyright 2017  
SHP Leading Design

**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

North  
Elevation



**SHP**  
LEADING DESIGN



Copyright 2017  
SHP Leading Design

# King Records - Brewster Avenue

*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

Brewster  
Avenue  
View





Copyright 2017  
SHP Leading Design

**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

Brewster  
Avenue  
View







Copyright 2017  
SHP Leading Design

**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

Front Facade  
and  
Walk of Fame



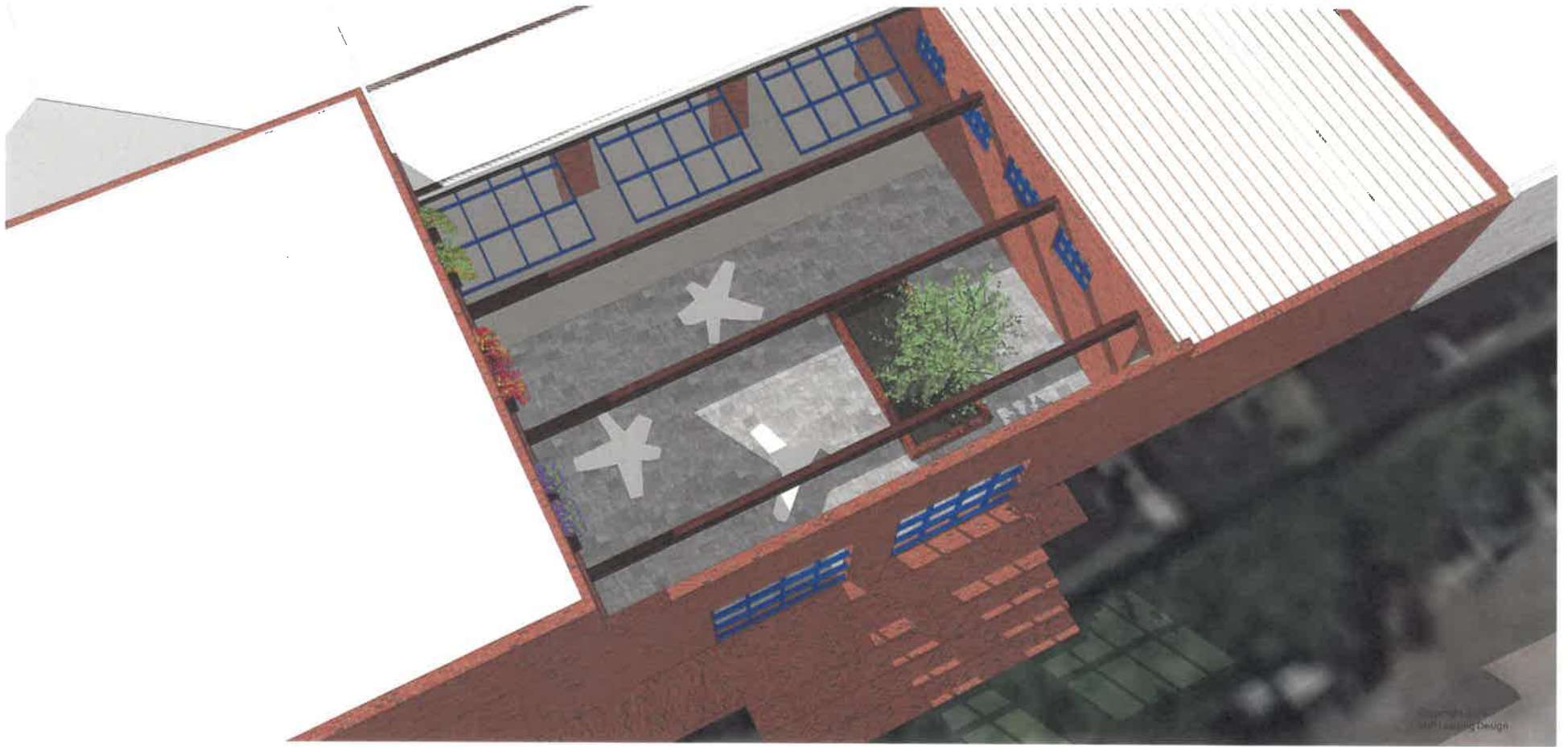


**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Historic Studio  
 Break Area/  
 Walk of Fame





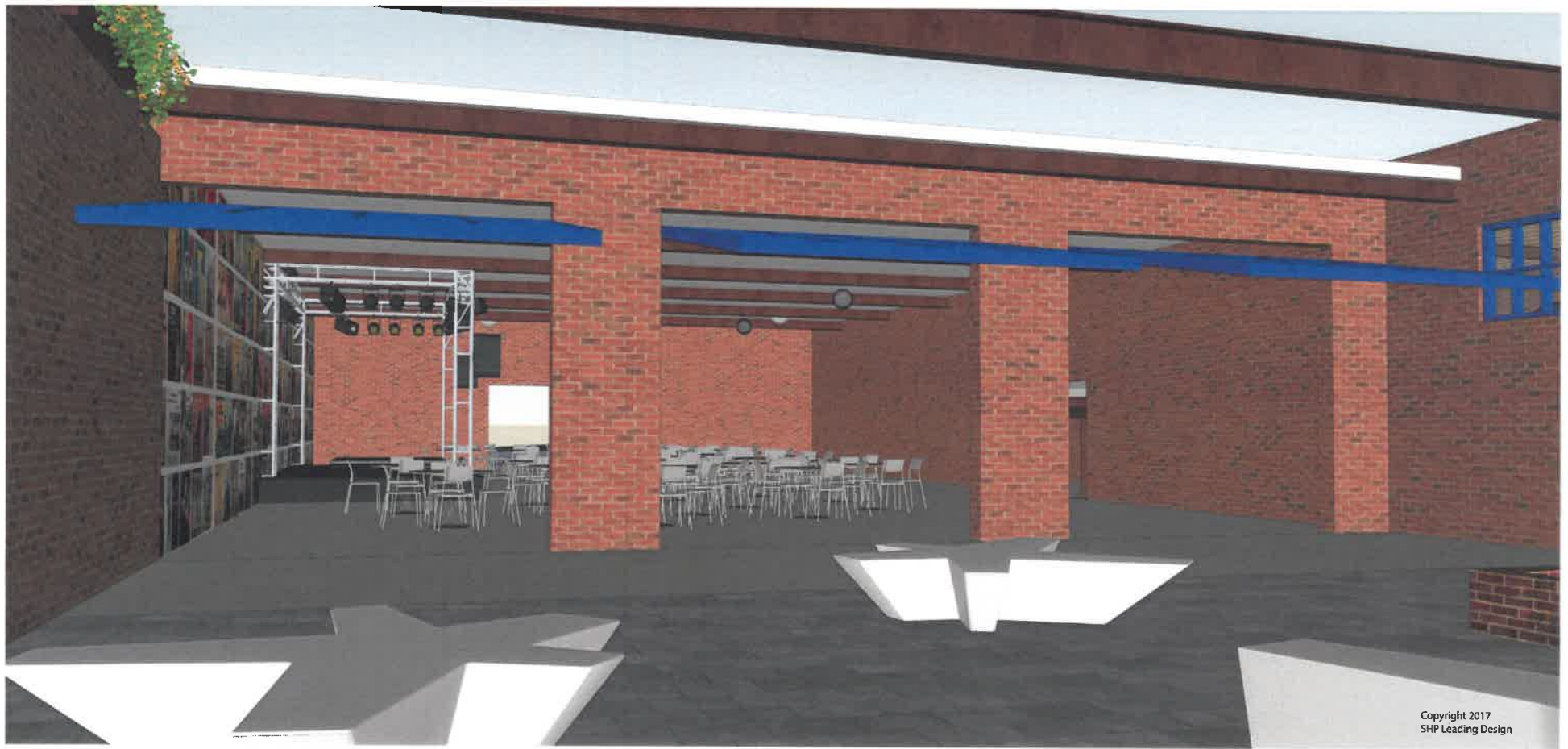
**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Aerial View of  
 Outdoor Patio







Copyright 2017  
SHP Leading Design

**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

Performance  
Venue and  
Outdoor Patio





**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Outdoor Patio







Copyright 2017  
SHP Leading Design

# King Records - Brewster Avenue

*Historic Restoration/Renovation*

Conceptual Design  
03.24.2017

Performance  
Venue





Copyright 2017  
SHP Leading Design

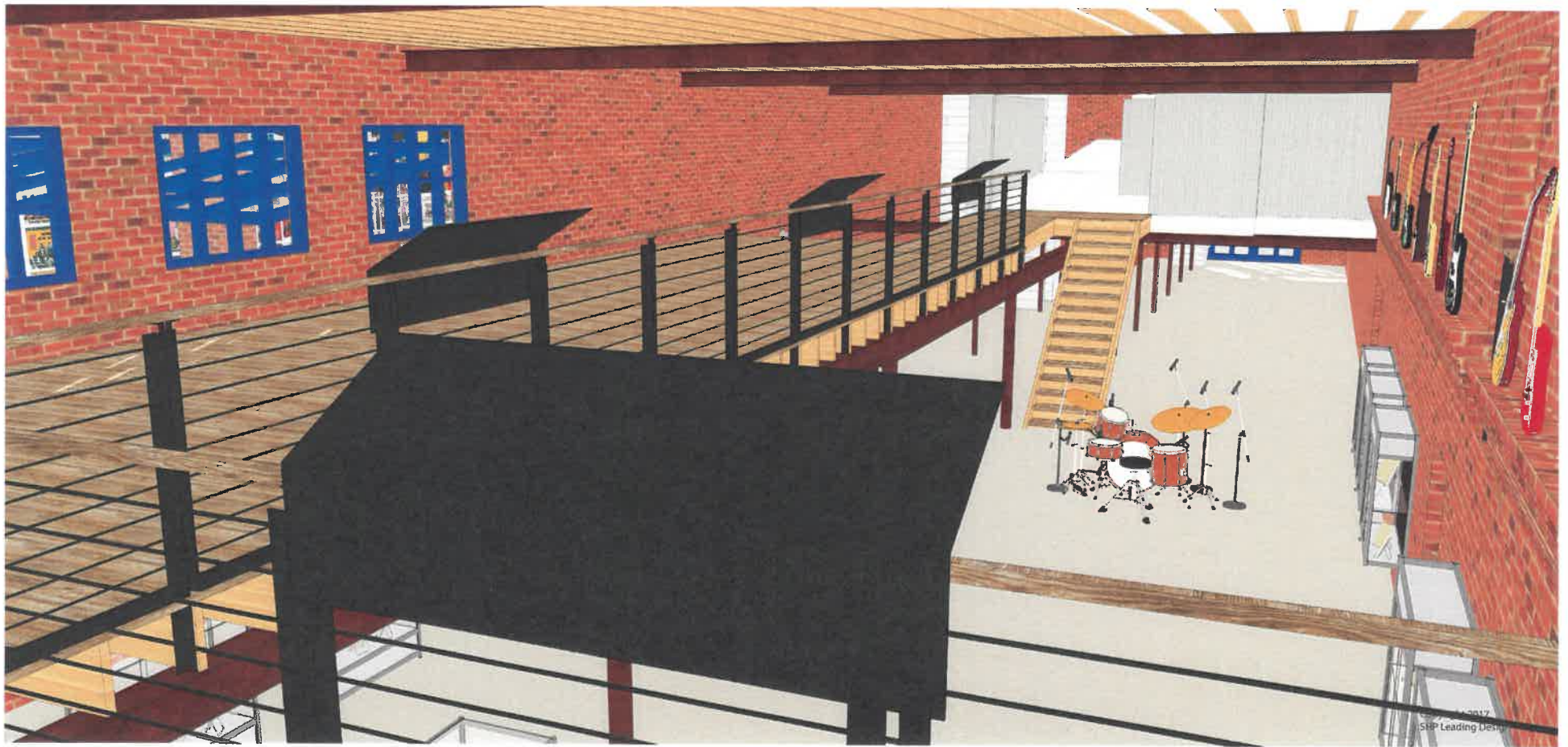
# **King Records - Brewster Avenue** *Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Performance  
 Venue







**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Balcony - Per-  
 manent Exhibit  
 Space





**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Permanent  
 Exhibit Space







**King Records - Brewster Avenue**  
*Historic Restoration/Renovation*

Conceptual Design  
 03.24.2017

Historic  
 Recreation of  
 Original Studio

